

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
August 22, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: KEN LOMBARDI VICE CHAIR: STEVE WALLACE MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

[July 11, 2006](#)

PUBLIC HEARING ITEM

1. DP 06-001, UP 06-007, AND VAR 06-002, OAK PARK CHRISTIAN CHURCH EXPANSION, 2073 OAK PARK BOULEVARD (*90 minutes*)

The Planning Commission will hear a request for a Development Plan by the Oak Park Christian Center for construction of a 16,600 square foot sanctuary expansion, consisting

of a 13,367 square foot first floor area and a 3,233 square foot balcony area, to an existing religious assembly use. In addition, a Use Permit is required for both the sanctuary expansion and proposed shared parking with the adjacent site to the west, Pleasant Hill Elementary School at 2097 Oak Park Boulevard. Lastly, the applicant is requesting a multi-faceted Variance for the sanctuary building to have: (1) a 14-foot front yard setback where section 18.20.030 the Zoning Ordinance requires a minimum front yard setback of 20 feet, (2) a building height of 49 feet where section 18.20.030 of the Zoning Ordinance allows a maximum 35-foot building height, and (3) a roof-mounted steeple to be 69 feet above-grade level where section 18.50.050 of the Zoning Ordinance allows a maximum 43 feet above-grade level for roof-mounted accessory structures located in the R-10 zoning district.

The subject site is located on the south side of Oak Park Boulevard, near the intersection of Pleasant Hill Road and Oak Park Boulevard. Assessor's Parcel Numbers: 170-020-014 & 170-020-037.

[Staff Report](#)

[Attachment A](#)
[Attachment C](#)
[Attachment E](#)
[Attachment G](#)
[Attachment I](#)
[Attachment K](#)
[Attachment M](#)
[Attachment O](#)

[Attachment B](#)
[Attachment D](#)
[Attachment F](#)
[Attachment H](#)
[Attachment J](#)
[Attachment L](#)
[Attachment N](#)
[Attachment P](#)

[Attachment Q](#)

STUDY SESSION

1. CONDOMINIUM CONVERSION ORDINANCE DISCUSSION

At the May 9, 2006 Planning Commission meeting, the Commission held a Study Session discussion of both residential and commercial condominium conversions throughout the City. A follow up study session was held on July 25, 2006. At this meeting, the Commission will continue their review of the Condominium Conversion Ordinance.

[Staff Report](#)

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON SEPTEMBER 12, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, September 12, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

The next regular meeting of the Planning Commission will be on September 12, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.